



Master Plan Implementation Committee

Minutes: Thursday, February 18, 2016

Town Hall Annex, First floor conf. room

Members Present: Charlie Kalauskas, Mike Byrne, Ann LeRoyer, Andrew Bunnell, Pete Howard, Joe Barr, Wendy Richter, and Ralph Willmer.

Staff present: Jenny Raitt, Laura Wiener, Joey Glushko.

Members Absent: Adam Chapdelaine

The meeting was called to order at 6:05 PM.

The minutes for meetings of January 7 and January 21, 2016 were approved as amended.

The evening's discussions focused on proposed warrant article 6 - introducing mixed use into the Zoning Bylaw; and warrant article 7- a parking reduction amendment. Laura Wiener gave a brief overview.

Article 7 (Parking Reduction Zoning Amendment) was presented first. Of concern was the level to which required parking could be reduced; the proposed text would allow reduction to 25% of the requirement determined by the Table of Off Street Parking Regulations. The questions were: could the percentage be lower, or was it too low. Charlie Kalauskas asked for clarification of the phrase in item 1 of "...based on an analysis of peak demand..." - who does this analysis? Andrew Bunnell responded that it is the developer that must provide this information. After some discussion, the wording was changed to "...to allow the reduction of parking space requirements in the R5, R6, and Business and Industrial zones **down** to 25%..."

It was agreed that the existing Zoning Bylaw **Section 8.12 (a) (10) would remain and not be deleted.** There would be added a clarification that this article was applicable for parking requirement modifications in zoning districts R0, R1, R2, R3, and R4. It would not compete with the reduced parking available through TDM as presented in the proposed Section 8.01 (a).

The group proceeded to review Article 6 (Zoning Bylaw Amendment/Mixed Use in Business and Industrial Zones), introducing "mixed use" into the definitions, zoning districts, and clarifying the use of the phrase as related to what already exists in the Zoning Bylaw. There was discussion about whether residential use should be part of the mixed use allowed in the Industrial Zone; there was concern that allowing it would "over-run" the industrial use(s) of the zone. There was discussion about if it could be allowed, but limited. Should residential be allowed in select industrial areas by means of an overlay district? The final consensus was that at this time residential use would not be allowed as part of mixed use in the Industrial Zone, but that this should be re-evaluated in coming years.

A new handout for this meeting detailed the proposed change to the Table of Use Regulations limiting residential development in the business zones, by requiring a special permit. This was ultimately supported by the Committee, with some recognition that the Master Plan noted the Town's overuse of special permits.

The mixed use, parking, and residential amendments will be presented to the ARB at their Feb. 29 meeting for discussion of final wording prior to the ARB's hearing on zoning amendments. MPIC members will attend.

The next meeting of MPIC will occur on 3/24 to work on an Outreach Plan for zoning articles reflecting the ARB's recommendations; the message would be available for April precinct meetings, prior to the Annual Town Meeting.

The meeting adjourned at 7:20 PM. Minutes submitted by Joey Glushko